

## Swampscott 2018 Housing Market By The Numbers

### Single Family Homes (SFH)

The median price of the SFHs sold in Swampscott in 2018 increased 10.5% to a new record of \$587,250. Sales recovered, but only to the 2016 level.

<u>SFH</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	
Q1	\$440,000	\$455,000	\$470,000	<b>\$527,000</b>	\$520,000	
Q2	\$437,000	\$437,500	\$535,000	\$573,000	<b>\$584,500</b>	
Q3	\$452,500	\$462,500	\$480,000	\$530,000	<b>\$605,000</b>	
Q4	\$443,500	\$513,000	\$505,000	\$530,000	<b>\$570,000</b>	
H1	\$439,000	\$445,000	\$491,500	\$539,900	<b>\$577,750</b>	
H2	\$447,000	\$463,000	\$480,000	\$530,000	<b>\$590,000</b>	
Year	\$440,000	\$460,000	\$488,000	\$530,000	<b>\$587,250</b>	10.5%

#### Sales

Year	167	<b>183</b>	157	135	158
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### Condos

The median price was influenced by the sale of 16 units in the new Avery development. Excluding those, the median price was \$329,950, which was still an 11.8% increase. Sales were a new record, helped by the 16 at Avery.

#### Condos

H1	\$272,000	\$242,000	\$254,900	\$295,750	<b>\$367,500</b>	
H2	\$255,250	\$250,000	\$259,000	\$295,000	<b>\$344,500</b>	
Year	\$286,250	\$245,000	\$255,000	\$295,000	<b>\$354,000</b>	20.0%

#### Sales

Year	74	66	58	75	<b>94</b>
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